



Vestibule on Level 4 of the Existing Courthouse, example of Facilities' preliminary work ahead of construction start.

(Photo courtesy of OAC Services, Inc.)

Tenant moves and remodels continue ahead of major milestones

Courthouse Tenant Moves: In order to make room for the initial phase of construction this summer, Facilities is performing temporary office moves and realignments within the Courthouse. Ten District Court staff and the Courthouse Project Management Office have already relocated to buildings on Rockefeller Avenue, and 7 Sheriff's Office FTE have moved to the 7th Floor of the Drewel Building.

The initial phase of construction will involve the General Contractor creating a new restroom core within the existing Courthouse while their crews also build the Addition and connecting shear wall. Moves to accommodate Phase 1 include:

- Level 5: Clerk Case Management permanent relocation to Mission Building (*in progress*).
- Level 5: Superior Court Administration temporary relocation to vacated Clerk Case Management.
- Level 4: Sheriff's Office Administration temporary realignment (*in progress*).

PROJECT DASHBOARD

Budget Status – 03/31/2018

	* Baseline Budget	* Project Spend To Date
GCCM Costs	\$50,900,00	\$929,393
WSST (9.7%)	\$4,937,300	\$90,151
Owner Direct Work	\$16,078,585	\$4,286,268
Subtotal	\$71,915,885	\$5,305,812
Previous Spend **	\$12,371,428	\$12,371,428
Total	\$84,287,313	\$17,677,240

* Numbers are rounded to the nearest dollar.

** 2013-15 Courthouse Project (property acquisition, GC, PM, design).

NOTE: Bond debt service is tracked by Snohomish County Finance.

Schedule Status – 04/11/2018

	Start	Finish
Design Development Phase	Apr 2017	Sept 2017
Construction Documents Phase	Nov 2017	May 2018
Permitting ***	Jan 2018	Aug 2018
Build Courthouse Addition	Aug 2018	Dec 2019
Phased Courthouse Renovation	Aug 2018	Feb 2021
Project Closeout	Late 2020	Early 2021

*** This status includes permitting preparation activities.

Project Action Item Status – 04/11/2018

OPEN ITEMS	8
ONGOING	3
ON HOLD	0
CLOSED	177
TOTAL	188

Closely Monitored Issues

1. Budget management and accountability
2. City code and permitting requirements
3. Verifying existing site conditions
4. Aligning design, budget, and building occupants' needs
5. Schedule
6. Regional construction market's impact upon labor costs
7. Building exterior development

Snohomish County Courthouse Remodel & Addition

Update to Council #12: April 16, 2018



- Level 3: District Court Administration and Customer Service Center temporary realignment (*in progress*).
- Level 2: Superior Court Conference Room temporary relocation.
- Level 2: Superior Court Department 1 temporary relocation to Courtroom C201.
- Level 1: Law Library temporary relocation to the Courthouse Basement.
- Basement: DoIT Imaging temporary realignment (*in progress*).

Hoffman Construction plans to locate trailers on Rockefeller Avenue early this summer.

90% Construction Documents Submittal: CBRE Heery's 90% CD submittal is expected April 16. More than 20 constructability reviewers will perform their due diligence and follow up on their comments from the 50% CDs, to ensure the highest quality 100% CD submittal in early May. The 100% set will form the basis of both permit submittals and subcontractor bid solicitations.

Project Alignment: The Project Team continues to align scope, schedule, design, and budget. Project scope remains unchanged, and, by state statute, the project budget must include contingency funds equal to a minimum of 5% of the Maximum Allowable Construction Cost (MACC). Constructability review should result in greater clarity and efficiency in the design.

Upcoming and Ongoing Activities:

- **Building Information Modeling (BIM) Coordination:** The Project Team and mechanical and electrical engineering consultants continue to review and refine the MEP designs. Building Information Modeling (BIM) specialists for Hoffman, CBRE Heery, and their subcontractors are participating.
- **Schedule Development:** The Project Team continues to fine-tune the schedule with Hoffman and CBRE Heery.
- **Code Compliance:** Discussions continue between the Project Team and the City to ensure design aligns with relevant local and national codes.
- **Upcoming Contracting Activities:**
 - Proposed contract amendment for OAC Services, Spring 2018.
 - Elevator Modernization and New Construction packages, Summer 2018.
 - Maximum Allowable Construction Cost (MACC) package, Summer 2018.

PROJECT TEAM

Project Management Snohomish County Facilities

OAC Services – GCCM
Compliance, Construction & Project
Management

Architect & Engineers CBRE Heery Architecture

MKA – Structural & Civil
WSP USA – Mechanical & Plumbing
Stantec – Electrical, AV, Telecom
TLC Engineering – Life Safety
Guidepost Solutions – Security
Site Workshop – Landscape Design

GCCM Team Hoffman Construction

Holiday-Parks – MCCM
VECA Electric – ECCM